



June 02, 2023

APEX Architecture, PC
1041 Lincoln Ave #160
STEAMBOAT SPRINGS, CO 80487

Re: Steamboat Christian Academy Conditional Use at 936283004

Dear APEX Architecture, PC,

This letter shall serve as the Development Review Team letter (DRT) for Submittal #1 of the above referenced project. This letter as well as marked up documents and conditions of approval are available on Portal.

Your proposal has generated comments that need resolution prior to scheduling for hearing(s) or a decision being made.

Please address each comment and provide all requested items in one submittal to the Planning Department. Per CDC Section 702.I, you are required to provide a complete response that adequately addresses each comment or formally request an extension within 30 days of the date of this letter or the application may be withdrawn.

Please submit materials digitally through the Portal by uploading a **New Version** of each applicable document. Complete submittals shall be distributed within two business days of receipt. The resubmittal should include:

- The most recent revision date on applicable sheets
- A response to each individual comment
- Flattened PDFs of all materials

Also, please be aware that the following may be required if comments are not addressed with future submittals:

- **Required Meeting:** If DRT provides comments requiring a response on Submittal #2, a meeting with applicable DRT agencies is required prior to Submittal #3.
- **Resubmittal Fee:** If DRT provides comments requiring a response on Submittal #3, an additional application fee is required with Submittal #4 and all submittals thereafter. Resubmittal Fees are half the cost of the original application fee.

Please feel free to contact me at (970) 871-8260 or by email at bkeenan@steamboatsprings.net with any questions or concerns.

Planning Review (Reviewed By: Bob Keenan, AICP)



1. Amend the narrative to explicitly indicate that there shall be no overlap between church use and school use.
2. Provide the traffic trip generation letter noted in the narrative.

External Agency Review (Reviewed By: Bob Keenan, AICP)
See Attached.

Please see draft conditions of approval for this application below. All conditions of approval are also visible in Portal.

Sincerely,

A handwritten signature in blue ink that reads "Bob L Keenan".

Bob Keenan, AICP
Principal Planner